

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
April 26, 2010

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

MINUTES – APPROVAL: Signed 4/12/10, Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Signed Zoning Articles Public Hearing, 4/12/10, Motion, Mr. Lockwood, Second, Mr. Saiia. Executive 4/12/10 and 4/13/10 not signed.

ANR- 84 Lakefront: ANR incorrect as presented; corrective Plan to follow.

COMMITTEE REPORTS:

Capital Planning Committee- Capital Planning Committee to support Article 3, DPW Renovations.

MJTC- Reported that the TIP list has new amendments.

MRPC- No report

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Green Community Task Force- No report

May 2010 Annual Town Meeting- Discussion as follows:

Article 3, DPW Facility- Questioned was Planning Board role in Article. Consensus was that since the Article is for facility renovation, enlargement is part of the Master Plan. Comment from the Planning Board regarding the need was appropriate, but no comment on the monies.

Article 13 FY '11 Capital Plan- comment will be made from CPC Chair.

Article 18 Frontage- Planning Board Chair will read and give reasoning.

Article 19 Zoning Correction- Planning Board Chair will read and give reasoning.

Article 20 Zoning Map- Planning Board Chair will read and give reasoning.

Article 23 Zoning Change, 950 Massachusetts Avenue- Debate encompassed the issue of zoning changes without an envisioning study for the future need and services for the elderly project and the overall growth through the large projects being constructed in Town. Noted was the original zoning change entitled Retail Commercial was planned as a circle in the center; however, only part of that vision was adopted because the growth factor has not warranted more area be devoted to Retail Commercial. Consensus was that new growth by virtue of the proposed elderly housing and large projects being presently constructed, warrants a new study/envision be created to plan for overall zoning changes. The Board will not recommend Article 23 to be passed.

Article 24 Zoning Change, 3 Lancaster Avenue- Same consensus as Article 23. Board will not recommend Article 24 to be passed.

Note: Motion, Mr. Bodkin Jr., Second, Ms. Bilotta, as follows: The Planning Board recommends against the zoning changes in Article 23 and Article 24.

Article 25, Accept Town Way, Lena Lane- Director reported that the Board of Selectmen has approved the Article. Planning Board Approval was done by closure of the project.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom- Director gave status report. Fire Protection Tech meeting held. Fire Protection Review Engineer is A. Captuo.

Tri Town Landing- Director gave status report. Fire Protection review in progress.

United Solutions- The Company has finished its negotiations with the seller. Development Plan Review Approval with Directives will be filed.

MEMBER DATA AND ISSUES: Chair requested site meeting on May 10, 2010, 5:00 PM, to view two projects- Emerald Place at Lake Whalom and Tri Town Landing. Director to process.

UNFINISHED BUSINESS:

See Above

ADJOURNMENT: Motion, Ms. Bilotta, Second, Mr. Saiia, adjourned 9:00 PM.